

RESOLUTION OF THE BOSTON REDEVELOPEMNT AUTHORITY
RE: PROPOSED DISPOSITION OF DISPOSITION PARCEL R-9A

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, Gerald P. Howell has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-9A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Gerald P. Howell be and hereby is tentatively designated as redeveloper for Disposition Parcel R-9A in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General laws and Title I of the Housing Act of 1949, as amended;
- c. Submission within 180 days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds;
 - (ii) Evidence of payment - final commitments from banks or other lending institutions;
 - (iii) Final working drawings and specifications;
 - (iv) Proposed construction and rental schedules.
2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
3. That disposal of Disposition Parcel R-9A by negotiation is the appropriate method of making the land available for development.
4. That it is hereby found that Gerald P. Howell possesses the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

PARCEL R-9A / R-9B

LOCATION 40-56 Belmont St.

USE Residential;

DU's R-9A - Duplex

R-9B - Duplex

AREA R-9A - 5,026 sq. ft.

R-9B - 4,276 "

DEPTH

ACCESS

PARKING

ZONING

NOTES:

PARCEL BOUNDARIES AND AREAS BASED ON CITY ASSESSOR'S MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROL SEE:

CHARLESTOWN URBAN RENEWAL PLAN

PROJECT NO. MASS. R-55

BOSTON REDEVELOPMENT AUTHORITY

FEBRUARY 25, 1965.

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DISPOSITION
PARCELS

DATE:

Charlestown
Urban Renewal Area
Massachusetts R-55



January 31, 1974

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: CHARLESTOWN MASS. R-55
Disposition Parcel R-9A
Tentative Designation of Redeveloper

On August 13, 1970, the Authority advertised the availability of several lots in Charlestown for sale as new home sites. We have had several interested developers since then but they never completed plans.

Now, however, Gerald P. Howell of 46 High Street, a life-long resident of Charlestown, has expressed interest in being designated as redeveloper of this parcel and desires to build a new duplex home. His plans have been approved by our Urban Design Department.

Parcel R-9A, located at 52-56 Belmont Street in the Charlestown Urban Renewal Area, consists of approximately 5,026 square feet of land.

It is recommended that the Authority adopt the attached resolution tentatively designating Gerald P. Howell as redeveloper of Disposition Parcel R-9A.

Attachment